GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department - Change of land use from Agricultural / Conservation or Green belt use to Residential use in Sy.No. 650 of Malkapur (V), Choutuppal (M), Yadadri-Bhuvanagiri District to an extent of 69587.04 Sq.Mtrs (excluding the FTL & buffer area of the Nala)- Confirmation of Draft Variation – Notification – Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 66 **Dated: 21-02-2026**

Read the following:-

1. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter.No.032281/GHT/CLU/U6/HMDA/27122019, dated:18.02.2025
2. Minutes of the CLU Committee meeting held on 24.02.2025
3. Memo No.3374/Plg.I(1)/2025, dated:24.07.2025.
4. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter.No. 032281/GHT/CLU/U6/HMDA/27122019, dated:21.08.2025.
5. Letter No. 3374/Plg.I (1)/2025, dated:21.10.2025.
6. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter.No: 032281/GHT/CLU/U6/HMDA/27122019, dated:04.02.2026

-o0o-

ORDER:

The draft variation to the land use envisaged in the notified Master Plan for Metropolitan Development Plan-2031 approved by the Government vide G.O.Ms.No.33 MA, dt:24.01.2013, issued in Government Memo 3rd read above, was published in the extraordinary issue of the Telangana Gazette No.136, Dt. 28-07-2025. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has remitted Conversion / Change of Land Use Charges of Rs. 1,04,38,056/- (Rupees One Crore Four Lakhs Thirty-Eight Thousand Fifty-Six Only) i.e., Rs.88,00,000/- paid vide RTGS No.BARBR52025121700759680 dated: 17.12.2025, Rs.11,38,056/- vide RTGS No. BARBR52025121800845836 dated: 18.12.2025 and Rs.5,00,000/-vide RTGS No.BARBR52025121800860649 dated:18.12.2025. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (1) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Erstwhile Metropolitan Development Plan MDP-2031 approved by the Government issued vide G.O.Ms.No.33 MA dt:24.01.2013, as required by sub-section (1) of the said section.

DRAFT VARIATION

The site in Sy.No. 650 of Malkapur (V), Choutuppal (M), Yadadri Bhuvanagiri District to an extent of 69587.04 sq.mts., (excluding the FTL & buffer area of the Nala) which is presently earmarked for Agricultural / Conservation or Green belt use and partly affected by NALA and buffer use zone, as per the notified Metropolitan Development Plan-2031 approved by the Government vide G.O.Ms.No.33 MA&UD dt.24.01.2013, is now proposed to be designated as Residential use zone., **subject to the following conditions:**

P.T.O

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost. (f) the owners / applicants shall develop the roads free of cost as may be required by the local authority.
3. The title and ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission. and it must be ensured that the best financial interests of the Government are preserved.
4. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
5. After demolition of the existing building, clearances if any required from Urban Land authorities should be obtained before approaching the Municipal authorities for obtaining permission.
6. The above change of land use is subject to the conditions that may be applicable under Urban Land ceiling and A.P. Agriculture ceiling Act.
7. The owners/applicants are solely responsible for any mis-representation with regard to ownership/title, land ceiling clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
10. The owner/applicant before under taking developmental activity in the site under reference should ensure that the existing buildings are demolished.
11. The applicant has to fulfil any other conditions as may be imposed by the competent Authority.
12. The applicant shall comply conditions laid down by the irrigation Department

SCHEDULE OF BOUNDARIES

East : Sy.No.649 of Malkapur (V)
West : Sy.No.651 & 653 in (NALA & buffer) of Malkapur (V)
North : Sy.No. 660 of Malkapur (V), HMDA Approved Draft Layout.
South : Sy.No.647/1 of Malkapur (V)

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Yadadri Bhuvanagiri District.
Sc/Sf.

//FORWARDED BY ORDER//

SECTION OFFICER